

WARRANTY DEED
20322TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,

That **WARREN E. LANCASTER and SYLVIA S. LANCASTER**, both of Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations paid by **MARGARET A. SCRIBNER**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 34 Quarry Road, Waterville, Maine 04901, the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said **MARGARET A. SCRIBNER**, her heirs and assigns forever,

THE UNIT known and designated as Unit 204 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984 and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985 and is recorded in said Registry of Deeds, in Book 2769, Page 33, and the same is incorporated by reference herein. Together with the First Amendment to this Declaration dated February 18, 1986 and recorded in said Registry of Deeds in Book 2914, Page 265. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016 and #E-85017. Together with a revised Plan dated January 17, 1986 and recorded in said Registry in Plan File #E-86020.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to Warren E. and Sylvia S. Lancaster by Warranty Deed from F.S.D. Associates dated June 26, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2818, Page 70.

To Have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **MARGARET A. SCRIBNER**, her heirs and assigns, to her and their use and behoof forever.

And we do **covenant** with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs and assigns shall and will **warrant** and defend the same to the said Grantee, her heirs and assigns forever

against the lawful claims and demands of all persons.

In Witness Whereof, we, the said WARREN E. LANCASTER and SYLVIA S. LANCASTER, joining in this deed as Grantors, relinquishing and conveying all rights by descent and all other rights in the above described premises have hereunto set our hands and seals this 29th day of August, 1986.

Signed, Sealed and Delivered
in the presence of

Wilma A. Albert

Warren E. Lancaster
WARREN E. LANCASTER

to both

Sylvia S. Lancaster
SYLVIA S. LANCASTER

STATE OF MAINE
COUNTY OF KENNEBEC

August 29, 1986

Personally appeared the above named Warren E. Lancaster and Sylvia S. Lancaster and acknowledged the foregoing instrument to be their free act and deed.

Before me,

SEAL

Wilma A. Albert
Notary Public

(Wilma A. Albert

)Print Name

My commission expires 12/31/88